

SECTION 1 RESIDENTIAL DISTRICTS

10.01 2F - TWO FAMILY RESIDENTIAL DISTRICT (DUPLEX)

10.02 GENERAL PURPOSE AND DESCRIPTION:

The 2F, Two Family Residential is intended to promote stable, quality multiple-occupancy residential development at slightly increased densities. Individual ownership of the two family or duplex units is encouraged. This District may include entire neighborhoods, or, when in accordance with the intent of the Comprehensive Plan, may provide a "buffer" or transition district between lower density residential areas and higher or non-residential areas, or Major Thoroughfares.

10.03 PERMITTED USES:

- A. Uses permitted in the 2F District are outlined in Article II, Section 3

10.04 AREA REGULATIONS:

A. Size of Yards:

1. **Minimum Front Yard** - Twenty-five feet (25')
2. **Minimum Side Yard** - Eight feet (8'); fifteen feet (15') on corner lot adjacent to street
3. **Minimum Rear Yard** - Twenty feet (20')

B. Size of Lots:

1. **Minimum Lot Area** - Eight thousand (8,000) square feet for a lot for a duplex structure or four thousand (4,000) square feet per dwelling unit.
2. **Minimum Lot Width** - Sixty-five feet (65')
3. **Minimum Lot Depth** - One hundred feet (100')

C. **Minimum Dwelling Area** - One thousand (1000) square feet, see Article IV, Section 9.02

D. **Maximum Height** - Two (2) stories no greater than forty (40) feet

E. **Maximum Lot Coverage:** Fifty percent (50%) by main and accessory buildings

F. **Parking Regulations:**

1. **Residential Units** - Two (2) spaces per dwelling unit on the same lot as the dwelling unit
 - a. See Off-Street Parking and Loading Requirements, Article IV, Section 4

G. **Other Regulations**

1. Accessory Building and Use Regulations, Article IV, Section 7
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Screening Fences and Wall Standards, Article IV, Section 5

10.05 **SPECIAL DISTRICT REQUIREMENTS**

- A. A lot in the 2-F District may be platted into individual pairs such that a unit may be placed on each of the individual pairs of the lot. The subdivision plat shall designate the pairs for each lot and which lot lines are to be outside lot lines of each pair. There shall be only one dwelling unit per lot, and no dwelling unit shall cross a designated outside lot line. No single-family dwelling may be constructed on one of the designated pair of lots.
- B. All utilities shall be provided to each separate unit of each duplex in a 2-F District such that each unit is individually metered.
- C. Special provisions shall be made when land is platted in a 2F District into lots consisting of individual pairs permitting a separately owned dwelling unit to be placed on each of the individual pairs of a lot.
 - 1. Plats shall be submitted and approved subject to a legal instrument(s) setting forth the manner in which common facilities or shared elements of a structure on a lot are to be maintained, or repaired, and shall include facades, roofs, and fencing.
 - 2. Building permits will be issued for a structure comprised of two dwelling units to be built on lot pairs but not for a single dwelling unit.